

**City of Greensboro Planning Department
Zoning Staff Report
December 12, 2005 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: G
Location: 1130 New Garden Road (East side of New Garden Road between Founders Drive and Ballinger Road)

Applicant: Edward Krusch
Owner: Estate of Ruby Waynick

From: RS-12
To: CD-GO-M

Conditions: 1) Uses: Medical office and other professional offices.
2) Freestanding signage limited to monument signs no greater than 8' in height.

SITE INFORMATION	
Maximum Developable Units	N/A
Net Density	N/A
Existing Land Use	Vacant Single Family Dwelling
Acreage	2.06
Physical Characteristics	<i>Topography:</i> Generally flat <i>Vegetation:</i> Mature trees / grass <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Institutional
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Brighton Gardens Assisted Living	CD-RM-12
<i>South</i>	Guilford College	PI
<i>East</i>	Undeveloped	CD-PI
<i>West</i>	GSO Fire Station	RS-15

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned RS-12 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 120S.

DIFFERENCES BETWEEN RS-12 (EXISTING) AND CD-GO-M (PROPOSED) ZONING DISTRICTS
RS-12: Primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 3.0 units per acre or less.
CD-GO-M: Primarily intended to accommodate moderate intensity office and institutional uses, moderate density residential uses at a density of 12.0 units per acre or less, and supporting service uses. See Conditions for use limitations and signage restriction.

TRANSPORTATION	
Street Classification	New Garden Road – Major Thoroughfare.
Site Access	A maximum of one access point will be approved by GDOT to New Garden Road if needed. The proposed driveway must meet the specifications as outlined in the City of Greensboro Driveway Manual. GDOT recommends acquiring cross access via the adjacent private drive.
Traffic Counts	New Garden Road ADT = 30,200.
Trip Generation	N/A.
Sidewalks	Requirement per Development Ordinance. A 6' sidewalk w/ a 4' grass strip is required along both sides of thoroughfares. A 5' sidewalk w/ a 3' grass strip is required along all other streets.
Transit	No.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Yes, site drains to Greensboro Watershed, WS III
Floodplains	N/A
Streams	N/A
Other	Maximum Built Upon Area allowed is 70% of the site acreage. All proposed built upon area must drain and be treated by a state approved BMP device (pond or similar) if high density development is proposed. For low density development 24% is the maximum built upon area allowed and scoresheet is required.

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	Type B Yard - 30' avg. width; 3 canopy/100'; 5 understory/100', 25 shrubs/100'
South	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
East	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
West	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

POLICY 7C.1: Ensure that adequate land is zoned and has infrastructure available for the various stages of business development.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Institutional: This designation applies to university and college campuses, major medical/health care concentrations, and similar large-scale institutional activity centers.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: Two rezoning approvals have resulted in this current “island” of RS-12 zoning:

- 1) In 1996 the City Council approved the rezoning to CD-RM-12 for the Brighton Gardens of Greensboro assisted living facility.
- 2) In 2000 the Zoning Commission approved the rezoning to CD-PI for the 39.4 acre tract which had been acquired by Guilford College to the east of this lot.

This area has an established “institutional” character. The Guilford College campus, New Garden Friends School, an assisted living facility, Fire Station #18, the State Employees’ Credit Union, and Guilford College United Methodist Church are all either adjacent to or in very close proximity to the subject property. As a result, staff feels that a medical office at this location will be a compatible land use and will be consistent with this “institutional” character.

GDOT: No additional comments.

Water Resources: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.